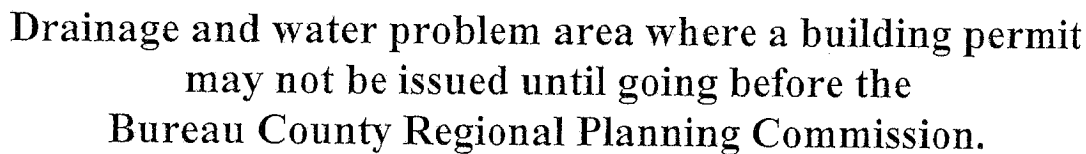


APPENDIX REFERENCE MATERIALS

THE
JOURNAL OF THE
ROYAL ANTHROPOLOGICAL INSTITUTE



Bureau County Setback Requirements

| | A G R I C U L T U R E | R R E S C R E T A I N O D N | R U R A L E S T A T E | R E S I D E N T I A L 1 | R E S I D E N T I A L 2 | R E S I D E N T I A L 3 | B U S I N E S 1 | B U S I N E S 3 | M A N U F A C T 1 | M A N U F A C T 2 |
|--|---|--|---|--|--|--|--|--|---|---|
| Lot Area Square Feet | --- | 20,000 | --- | 10,000 | 7,500 | 15,000 | --- | --- | 1 acre | 2 acres |
| Minimum Front Yard From Right-Of-Way | 50'† | 50' | 50' | 25' | 25' | 20' | 10' | 50' | 60'*** 120' | 50'* 70' |
| Minimum Rear Yard | 30'† | 50' | 30' | 30' | 30' | 20' | --- | 20' | 20' | 20' |
| Minimum Side Yard | 30'† | 20' | 30' | 10' | 10' | 20' | --- | 10' | 20' | 20' |
| Width at the Building Line | --- | 100' | 200' | 75' | 60' | 80' | --- | --- | 150' | 200' |
| Minimum Front Setback From Right-Of-Way | 50' | 50' | 50' | 15' | 15' | 20' | *** | *** | *** | *** |
| Maximum Building Height | --- | 35' | 35' | 35' | 35' | 55' | 30' | 30' | 35' | 35' |
| Maximum Area of Building Coverage | --- | 30% | 30% | 30% | 30% | 50% | --- | --- | 50% | 50% |
| Minimum Floor Area in Square Feet | --- | 725' | 725' | 725' | 725' | 500' | --- | --- | --- | --- |
| Maximum Accessory Building Height | --- | 20' | 20' | 20' | 20' | 20' | --- | --- | --- | --- |
| Maximum Area Used Accessory Building | --- | 30% | 30% | 30% | 30% | 30% | --- | --- | --- | --- |
| Minimum Feet to Lot Line Accessory Building | 30'† | 10' | 30' | 5' | 5' | 5' | --- | --- | --- | --- |
| Mobile Homes Permitted | Yes | Yes | No | No | Yes | No | No | No | No | No |
| Building Permit Required | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes | Yes |
| Corner Lot | --- | 50' | 50' | 25' | 25' | 20' | --- | --- | --- | --- |

*Front 50', except 70' when adjoining residential district.

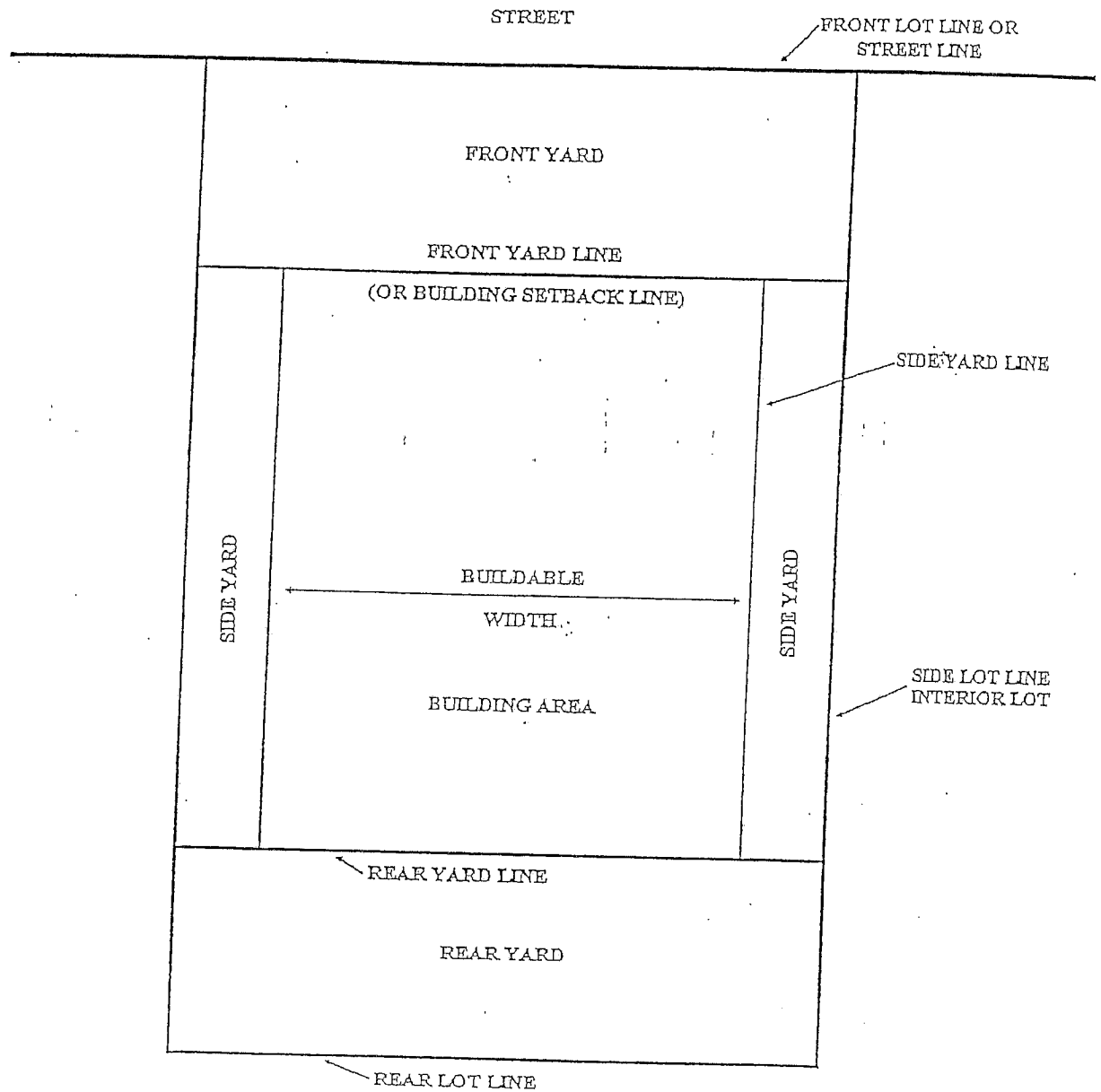
** Front 60', except 120' when adjoining residential district.

*** Depth of front yards may be reduced to the average of the existing front yards of the adjacent buildings on either side, but in no case less than 15' in any residential district except where adjoining businesses in developed business districts are flush with the sidewalk.

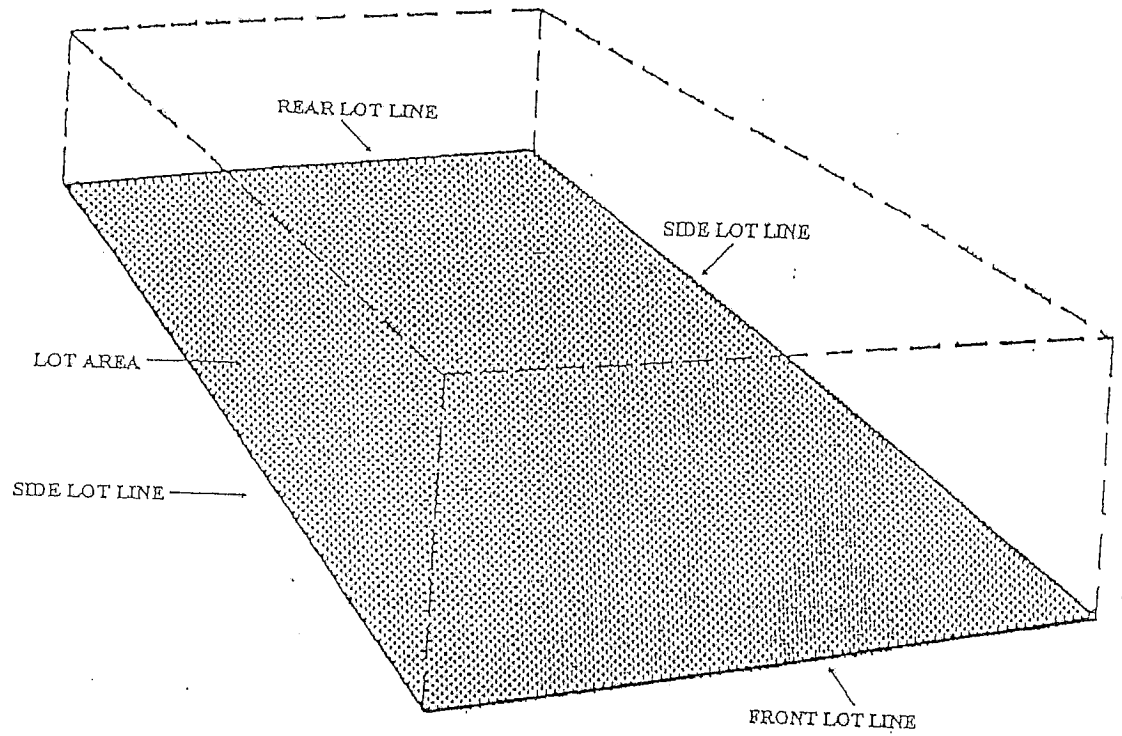
† Or 1' for each foot of building height, whichever is greater, except when contiguous to school, church, etc.

EXAMPLE OF A STANDARD LOT

LENGTH IN FEET X WIDTH IN FEET = TOTAL SQUARE FOOTAGE

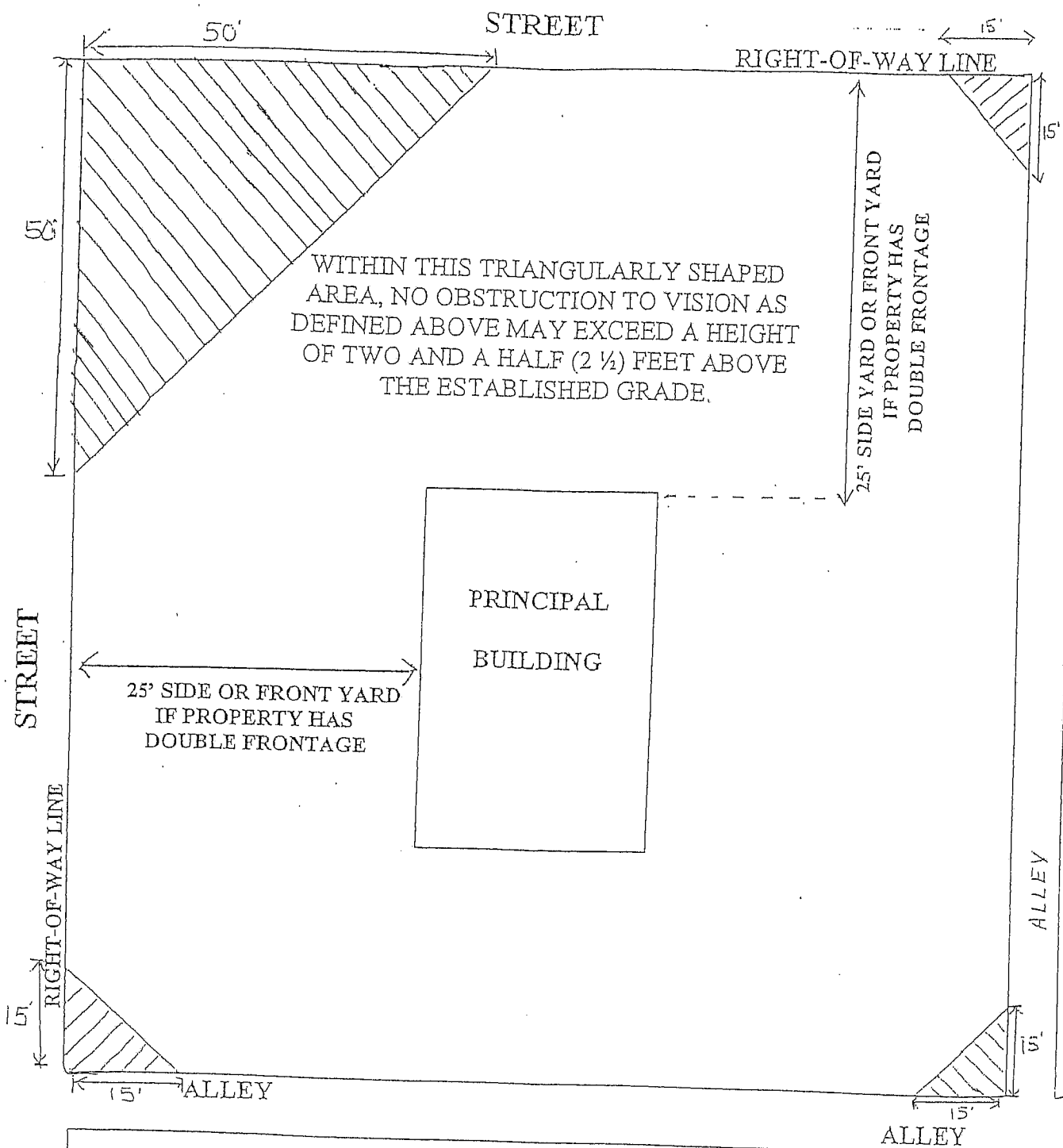


1 - SETBACKS AND YARDS - INTERIOR LOT



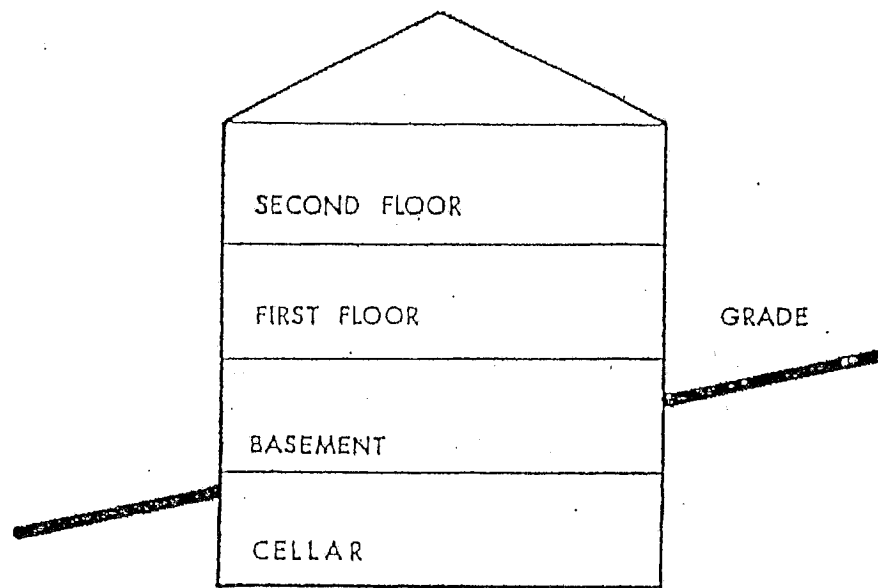
$\text{WIDTH} \times \text{DEPTH} = \text{LOT AREA}$

2 - LOT AREA

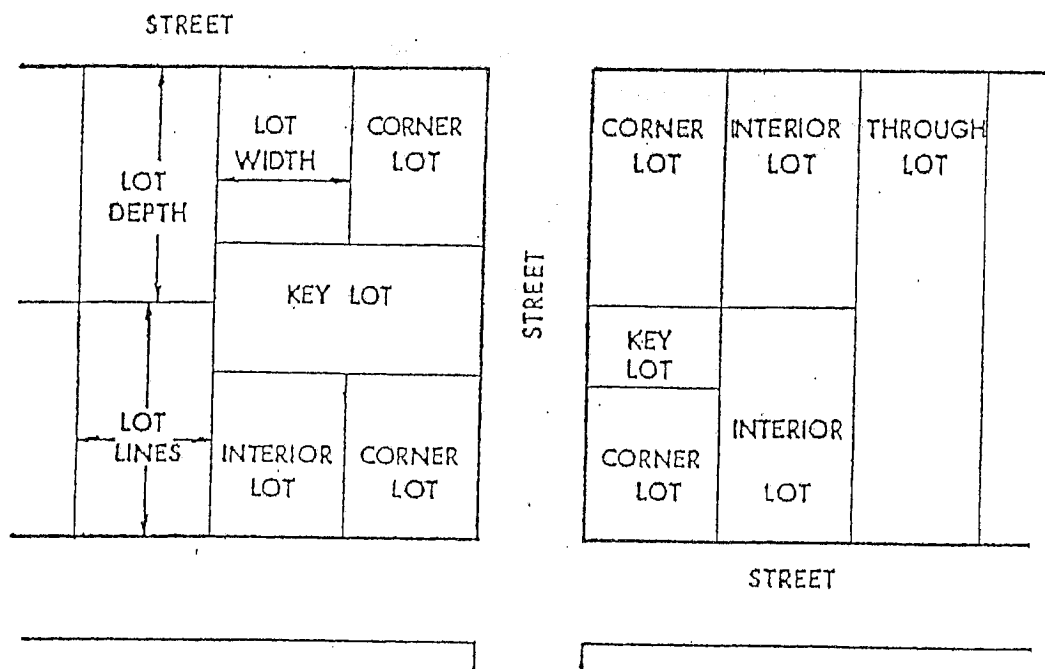


A 15' SITE TRIANGLE IS ALSO REQUIRED ON ALL FOUR CORNERS AT THE INTERSECTION OF TWO ALLEYS

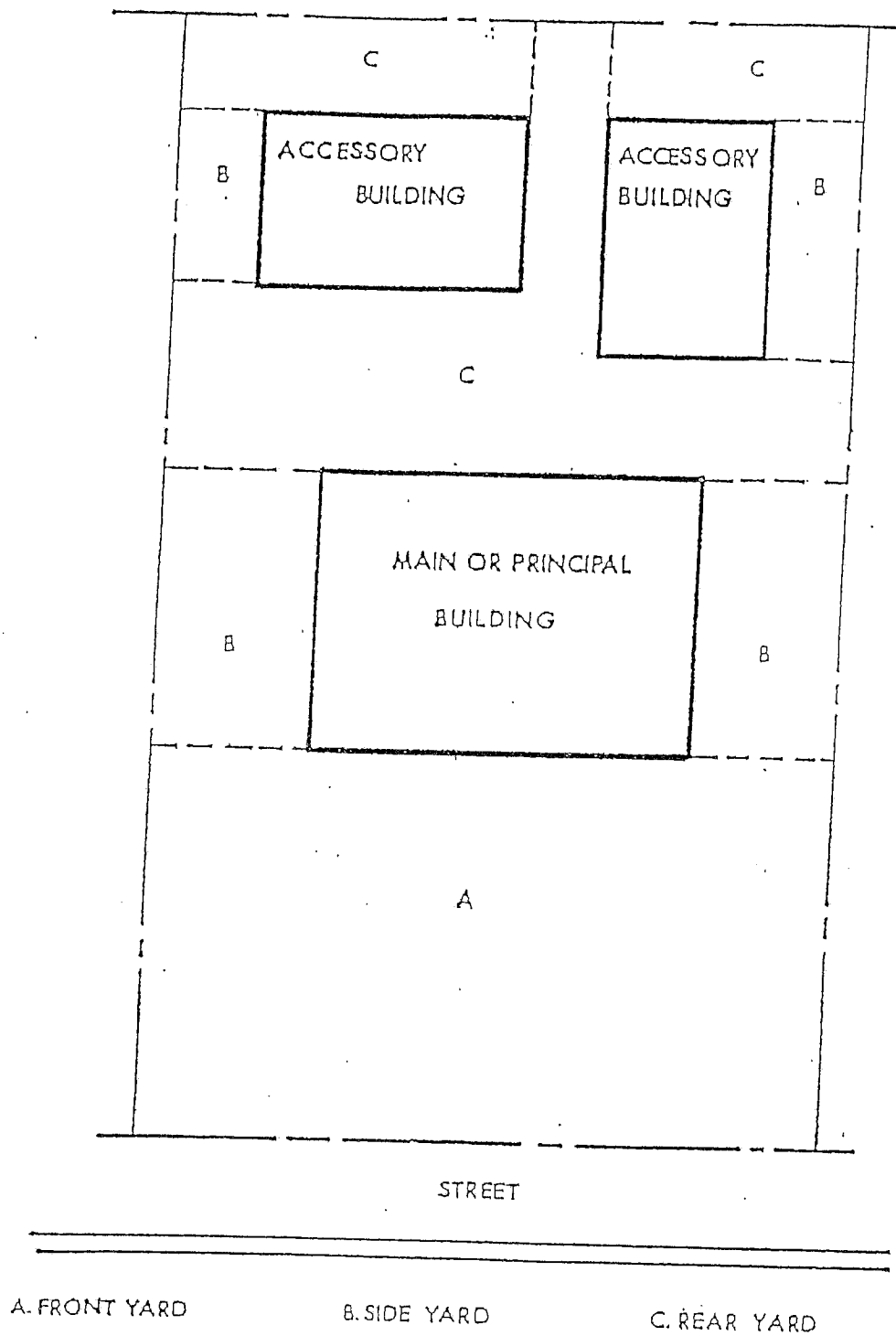
3 - SUBDIVISION LOT TYPES



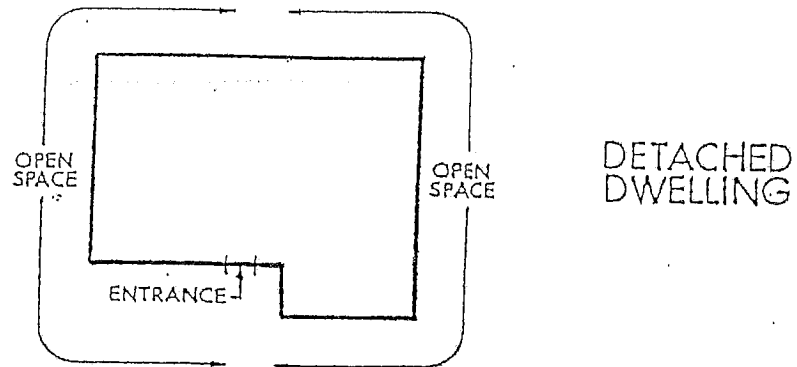
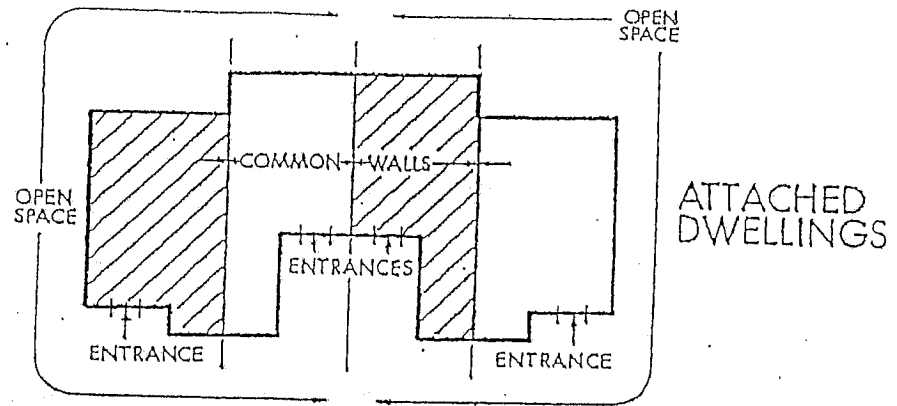
FLOOR LEVELS



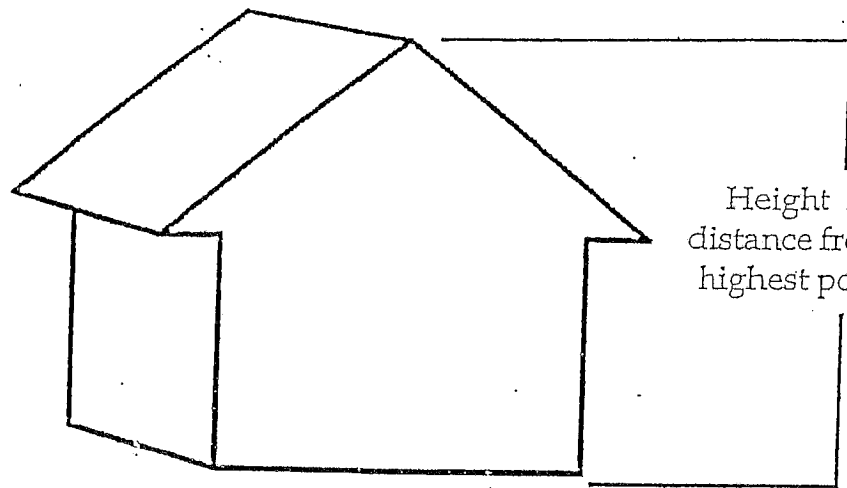
4 - VISION CLEARANCE ON CORNER LOT



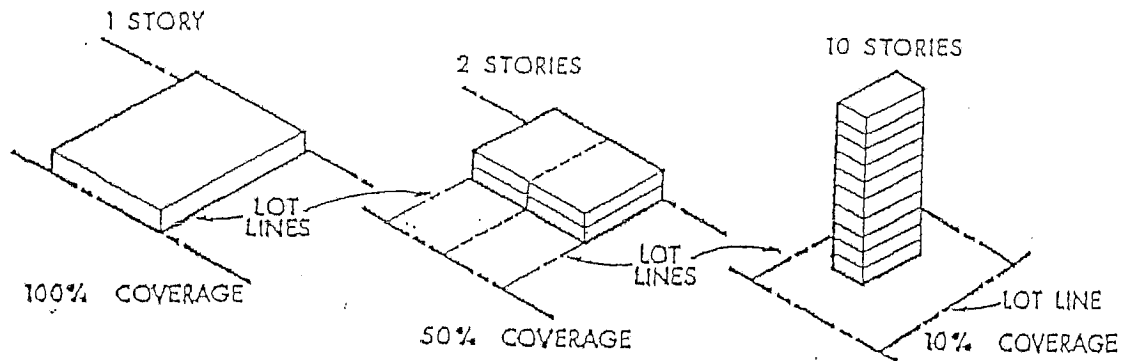
5 - PRINCIPAL AND ACCESSORY BUILDINGS



6 - ATTACHED AND DETACHED DWELLINGS



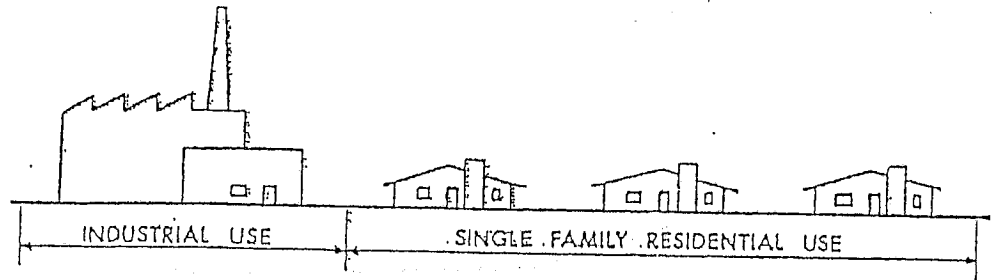
Height is the vertical distance from grade to the highest point of the roof.



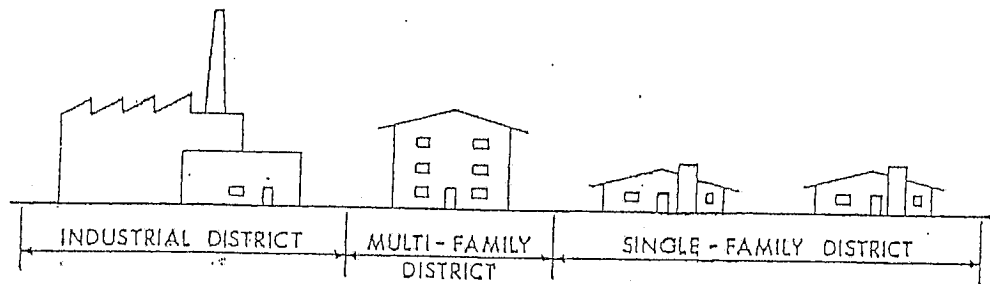
FLOOR AREA RATIO = FAR
ALL EXAMPLES ILLUSTRATED ABOVE HAVE A FLOOR AREA
RATIO OF 1:0

7 - FLOOR AREA RATIO

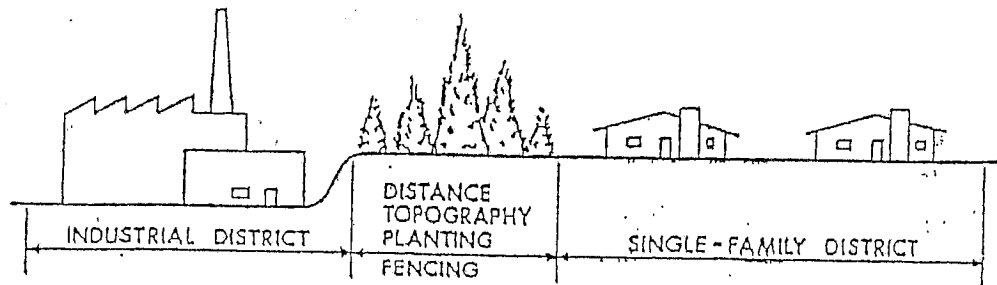
LACK OF BUFFER BETWEEN INCOMPATIBLE USES



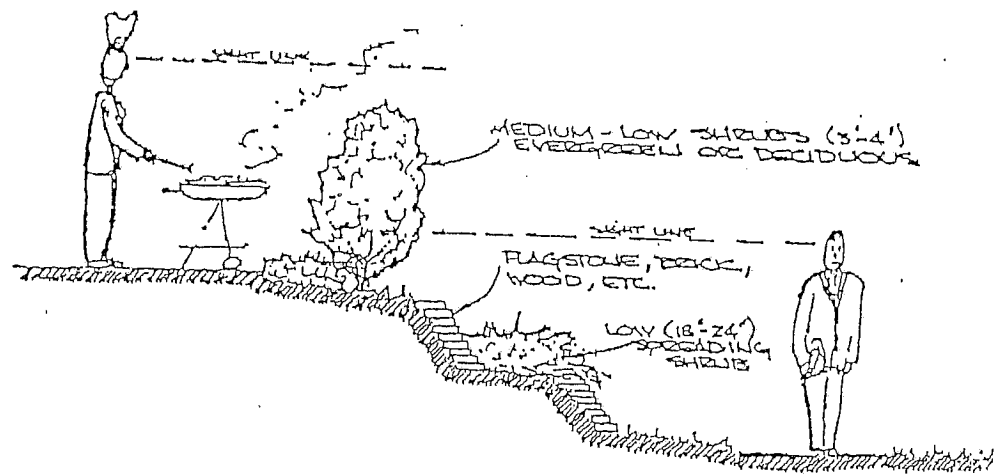
IMPROPER ZONING DISTRICT BUFFER



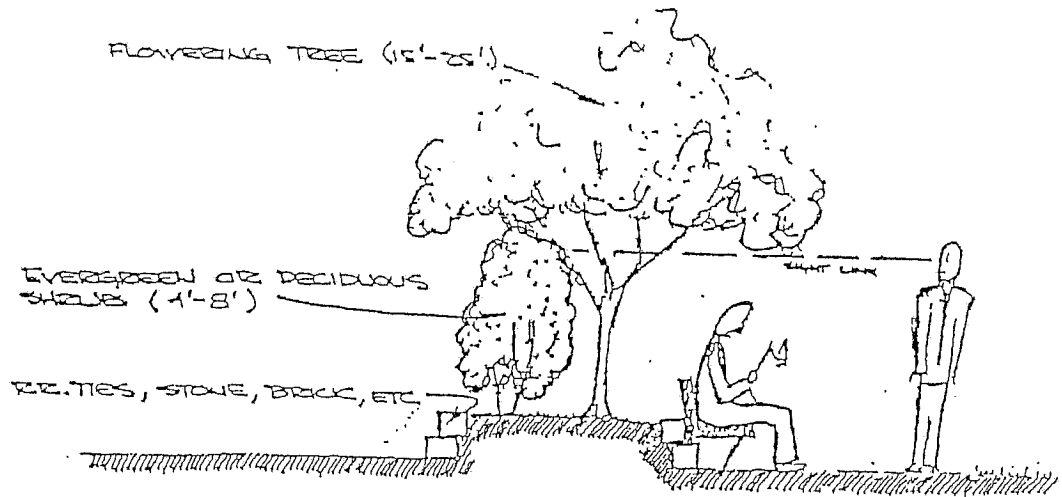
PROPER BUFFERS BETWEEN USES



8 - BUFFER AREAS

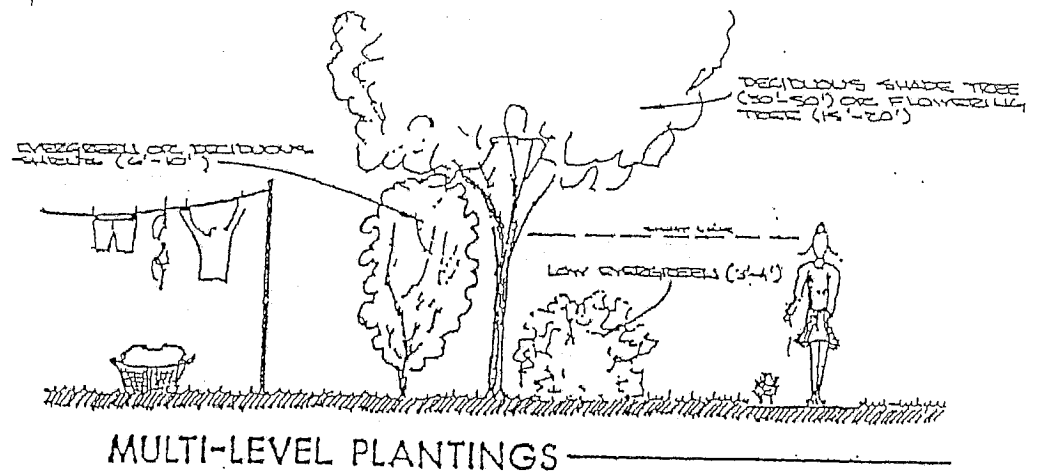
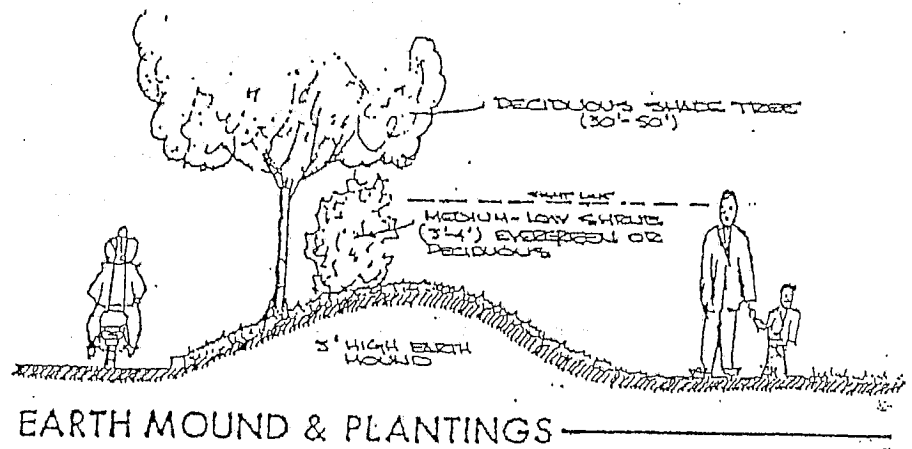


TERRACING

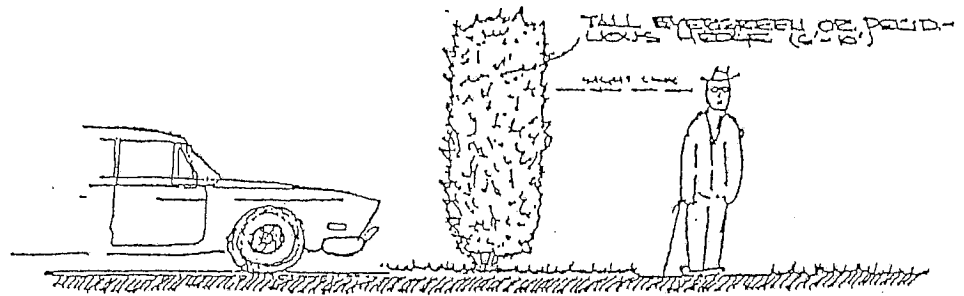


RAISED PLANTERS

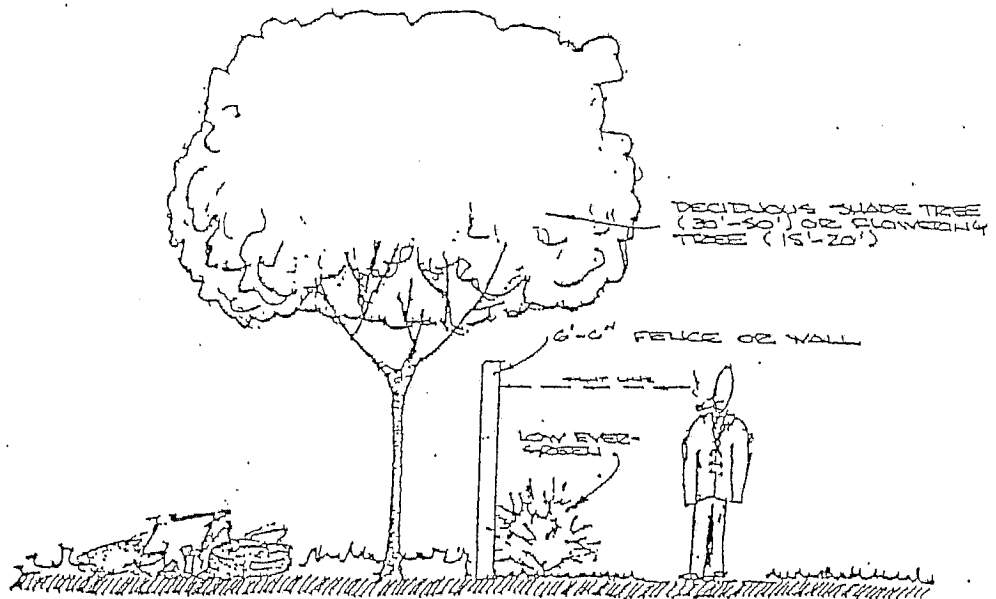
9 - SCREENING



10 - SCREENING



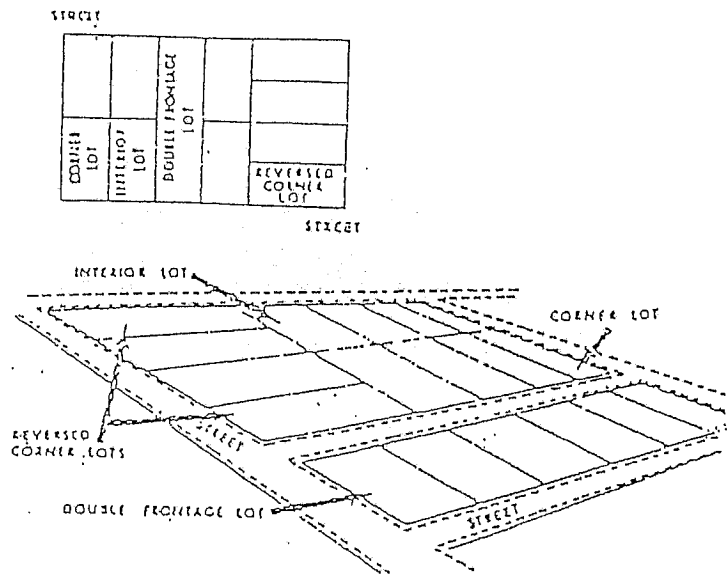
SIMPLE HEDGE



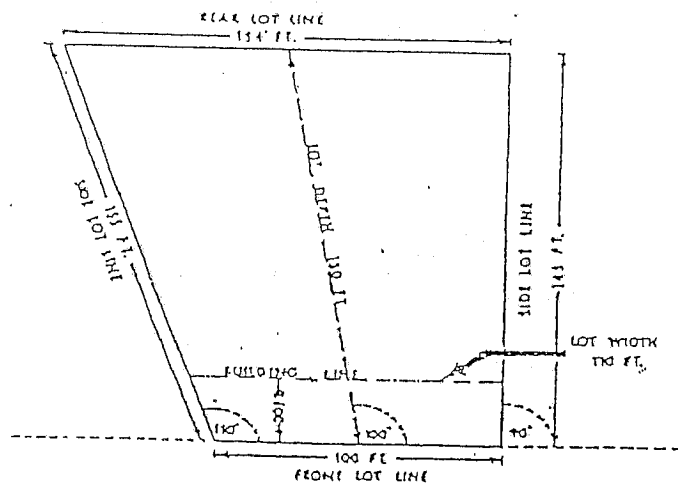
DECORATIVE WALL OR FENCE

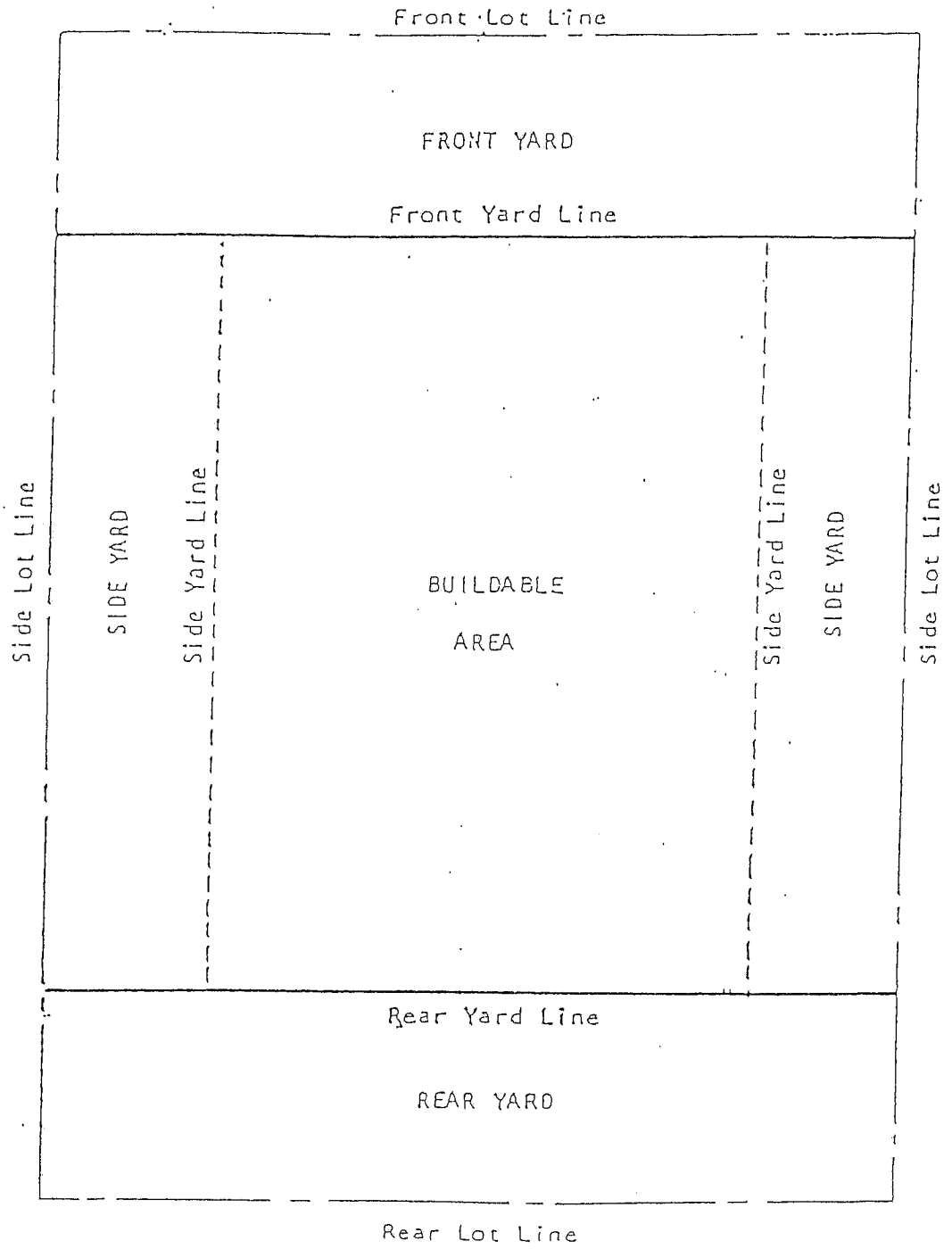
11 - SCREENING

51



•





13 - YARDS

